



Los Angeles Grand Avenue Authority



Board of Directors

Hon. Gloria Molina, Chair
Hon. Jan Perry, Vice Chair
David E. Janssen, Secretary
Robert R. "Bud" Ovrom
Sunne Wright McPeak, Ex Officio

FEBRUARY 28, 2005 MINUTES

The ninth meeting of the Los Angeles Grand Avenue Authority was held February 28, 2005 at the Kenneth Hahn Hall of Administration, Room 374 A, 500 West Temple Street, Los Angeles, CA.

CALL TO ORDER

Chairperson Gloria Molina noting a quorum called the meeting to order at 10:05 a.m. The following Directors were present, constituting a quorum of the Authority:

Honorable Gloria Molina, Supervisor First District, Los Angeles County
Honorable Jan Perry, Councilmember Ninth District, City of Los Angeles
David E. Janssen, Chief Administrative Officer, Los Angeles County
Robert R. "Bud" Ovrom, Chief Executive Officer, Community Redevelopment Agency, City of Los Angeles

APPROVAL OF THE AUGUST 9, 2004 MINUTES

On motion of Director Ovrom, seconded by Director Janssen, the Authority unanimously approved the August 9, 2004 minutes.

GRAND AVENUE COMMITTEE REPORT

Eli Broad reported that Jim Thomas resigned as Chairman effective February 16, 2005 to pursue his own business ventures. As a result of Mr. Thomas' resignation, the Committee reorganized and appointed Antonia Hernandez as Co-Chairman. Ms. Hernandez served on the Committee for a year as President of the California Community Foundation. Ayahlushim Hammond and Alma Martinez will remain on the Committee. An event honoring Mr. Thomas for his five years of dedicated service will be announced in the near future.

Chairperson Molina commended Mr. Thomas for his efforts on the Committee and stated that his expertise will be missed. Also, Chairperson Molina looks forward to working with new Co-Chairman Antonia Hernandez.

Martha Welborne reported the Committee is nearing the end of the six-month timeframe regarding the Exclusive Negotiating Agreement (ENA) with Related Companies. During this period, Related Companies was responsible for creating an implementation plan including a conceptual design, a development plan, an infrastructure plan, a business plan, and a term sheet. A public outreach process was launched to entertain questions/concerns in the downtown area and surrounding communities regarding the Grand Avenue project. The first series of meetings was held throughout the County in late October 2004 and early November 2004. Project goals were presented and constituents were encouraged to provide feedback on the plans to date. The meetings were well-attended and the Committee is encouraged by the public's enthusiasm and support for the project.

Chairperson Molina asked if additional public outreach meetings are scheduled. Ms. Welborne advised the final two public meetings are scheduled for March 1–2, 2005.

ACKNOWLEDGEMENT OF THE APPOINTMENT OF SUNNE WRIGHT MCPEAK AS A NON-VOTING DIRECTOR AND REPRESENTATIVE OF THE STATE OF CALIFORNIA

Chairperson Molina briefly spoke of Sunne Wright McPeak's appointment and that she looks forward to the State's valuable insight as a benefit to the project.

CURRENT PROJECT STATUS

Bill Witte, The Related Companies, reported holding the public outreach meetings was a positive process and beneficial to the project's overall success. Mr. Witte introduced Doug Gardner, Project Executive, who provided a PowerPoint presentation on the project's current status (copy on file).

Mr. Gardner reported certain design challenges included lack of pedestrian entrances, inconvenient access from one parcel to the next, and the safety of crossing existing streets. However, the existing grade through the park can be modified by implementing steeper and leveled spaces for easier pedestrian access. The developers decided to construct "slip" ramps to modify existing ramps at a minimal cost.

In response to Director Janssen's inquiry, Mr. Witte stated the model does not clearly depict the objective to strengthen the streetscapes and beautify the surrounding area and that if the Hahn Hall of Administration and the Los Angeles Superior Courthouse were relocated in the future, the park could expand to First and Spring Streets and a pedestrian link from Olive Street to the Cathedral could be implemented. In addition, high-rise buildings consisting of mixed-use projects are being considered for construction to effectively reshape Grand Avenue.

Director Perry asked if Related Companies was contacted by Adele Yellin regarding her plans concerning building a new civic square. Mr. Witte reported inquiries from the general public were received but they were not contacted by Ms. Yellin. Ms. Welborne reported an informational package was submitted by Ms. Yellin to the Grand Avenue project. Director Perry inquired if any elements in the County Mall are designated as historical landmarks. Ms. Welborne stated that she was not aware if any formal designations were declared. Mr. Gardner stated precautions will be exercised regarding any potential removal of historical elements in the project and any ideas will be presented to the JPA for approval. Director Ovrom commented on the fine work and significant progress of the project. He mentioned concerns about linking the park with surrounding streets and suggested a continuous swath from Grand Avenue to Central Avenue would benefit the project. Also, Director Ovrom suggested implementing a better vantage point for City Hall, since the current view of the parking lot is unbecoming. He also inquired if a jobs component will be addressed and he suggested parcels L and M appear feasible for office space. Mr. Witte stated some parcels could be made available for office space and flexibility will be maintained in the project.

Director Janssen asked if the County Mall fountain could be easily moved, if it is necessary to move the fountain and where would it be relocated. Mr. Gardner maintained caution in removal/relocation of the fountain will be exercised and noted the current location could be utilized for other project ideas. Mr. Gardner noted the fountain is a great attraction but lacks visibility in its current location. The development team will consider other possibilities to better integrate the fountain into the park.

Chairperson Molina asked if housing affordability was addressed in the three residential towers. Mr. Witte advised the team is including affordability into each phase of construction. Mr. Gardner reported the two towers on Parcels Q and W could provide 900 to 1,000 units; the first phase will include 500 units (Parcel's Q & P); an additional 400 units will be located on Parcel W; and another 600 units could be added if an office building is desired. Chairperson Molina asked if residential housing and issue of affordability were discussed in the public meetings. Mr. Gardner reported 20% of all units will be affordable housing. In general, Mr. Witte stated 10% for household incomes of \$26,000-27,000 or less and 10% for household incomes of \$45,000-48,000 or less will fall into the category of affordability. Further, questions arose regarding how affordability will be maintained over time. Director Perry noted the general public may not entirely understand the affordability model. Chairperson Molina stated affordability must be built into every phase of construction. Chairperson Molina also inquired about the bridge design on Olive Street. Mr. Witte advised the goal was to create a level pedestrian path versus a gradual step down.

Chairperson Molina thanked the Related Companies for their informative presentation.

PUBLIC COMMENT

Brady Westwater, President, Downtown Los Angeles Neighborhood Council, attended four community meetings and stated the project has developed into a great partnership between the Committee and the constituents of the surrounding neighborhood. The Related Companies team has been fair and engaging. Street accessibility was addressed without compromising the current infrastructure. Mr. Westwater inquired if the affordable housing component would include community artists and reiterated their positive role in the area.

APPROVAL OF AMENDMENT TO EXCLUSIVE NEGOTIATION AGREEMENT

On motion of Director Janssen, seconded by Director Perry, the Authority unanimously approved amending the Exclusive Negotiation Agreement (ENA) by extending the deadline on a week by week basis up to and including April 29, 2005; Eli Broad and Martha Welborne will oversee its progress.

APPROVAL OF POLICY TO PERMIT DISCLOSURE OF CONFIDENTIAL INFORMATION TO THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES PURSUANT TO GOVERNMENT CODE SECTION 54956.96

On motion of Director Perry, seconded by Director Janssen, the Authority unanimously approved the policy to permit disclosure of confidential information to the Board of Supervisors.

DISCUSSION OF FUTURE AGENDA ITEMS, DATE OF THE NEXT MEETING

Martha Welborne reported the next meeting is scheduled for Monday, March 28, 2005. The next meeting will address a project update, approval of an appraiser and possibly an approval of the implementation plan. Director Ovrom advised he will be unable to attend the March 28, 2005 meeting. Ms. Welborne stated the Committee will work on scheduling another meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:14 a.m.